

ENACT

The following ordinance was formatted with strikes and underlines to clearly show the reader where text is being added and deleted within the document. Strikes indicate items that are proposed to be deleted and underlines indicate proposed amendments.

Some sections and standards were relocated within the ordinance to provide greater clarity and better understanding for the reader and user. These items appear as existing text within the document.

ENACT

~~Strike through~~ – verbiage to be deleted

Underline – verbiage to be added

Sec. 8-3030. Historic district.

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~~(m)~~ (a) *Definitions.* For the purposes of section 8-3030 [this section], historic district, certain words or terms used in this section shall be defined as follows:

~~Words used in the singular number include the plural, and words used in the plural include the singular.~~

~~Words used in the present tense include the future tense.~~

~~The word "lot" includes the word "plot" or "parcel."~~

~~The word "building" includes the word "structure."~~

~~The word "shall" is always mandatory and not merely discretionary.~~

~~The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended, arranged or designed to be used or occupied."~~

Abutting Building. A building on a parcel which shares a parcel line with the subject parcel, or is located on the same parcel.

Accessory Building. A detached building or structure which may include, but is not limited to, a garage, storage building, carriage house.

Active Use. For the purposes of this subsection, an active use is considered to be an allowed use under the zoning ordinance for a property that is open to and provides an activity or service for the public (i.e. restaurant, retail, office, gallery, lobby, etc...).

Adjacency. Abutting parcels, buildings, or buildings within the same parcel.

Adverse Effect. An effect on a historic property that diminishes the historic integrity of the property's location, design, setting, materials, workmanship, or association.

Appurtenance. Accessory object including, but not limited to, fences, light fixtures, signs, brackets, downspouts, and trellises.

Apron. A ramp providing access to a parking pad or building.

Awning. A lightweight, exterior roof-like shade that typically projects over a window or door, usually made of canvas or similar fabric on a metal frame, also may be wood, plastic or metal.

Baluster. One of several small columns or rods that supports a railing or balustrade.

Base Zoning District Development Standards. The development standards associated with the base zoning district which includes lot coverage percentage and setbacks (front, rear and

side).

Beach Institute Character Area. A unique area within the Savannah National Historic Landmark district distinguished by its plan, architecture and historic ethnic diversity containing the greatest concentration of remaining one-story cottages. Originally part of privately owned garden lots, the area developed as a series of small neighborhood villages in the mid-19th century. The area is used for recreational purposes including, but not limited to viewing or enjoying historic, archaeological, and scenic sites.

Block. A block is a rectangular space bounded on three sides by a street and on the forth by a street or lane and occupied by or intended for buildings.

Block front. A block front is the street fronting a block, excluding the lane frontage.

Building Form. The physical shape of a building resulting from its mass, height, and envelope.

Carrera Glass. A trade name for thick, solid-color structural glass cast in panels and used as a wall veneer. Vitrolite® is a name brand for this product.

Central of Georgia National Historic Landmark District. A 33.2 acre historic industrial site originally operated by the Central of Georgia Railroad, consisting of the motive power, cotton yard and industrial warehouses, passenger facilities and two brick viaducts. The district is bounded by Martin Luther King, Jr. Boulevard on the east, Jones Street on the south, West Boundary Street on the west, and Turner Street on the north. The area is used for recreational purposes including, but not limited to viewing or enjoying historic, archaeological, and scenic sites.

Character Area. Predefined areas with special character-defining features.

Character-Defining Feature. An element or elements of a building which convey its historical or architectural significance. These may include, but are not limited to, windows, window casings, doors, porch columns, handrails, scroll brackets, corner boards, rooflines, cornices, eaves, brackets, setbacks, height, form, and similar features.

City Market Character Area. A unique area within the Savannah National Historic Landmark District distinguished by commercial buildings associated with historical market functions. The area is used for recreational purposes including but not limited to viewing or enjoying historical and scenic sites.

Commercial building. A building whose primary function is for business or retail use.

Compatibility. The positive relationship of alterations to existing buildings and designs for new construction to their environs; compatibility is measured by consistent application of accepted guidelines and standards defining the individual visual character of a specific area.

Deck. A structure without a roof directly attached to a principal building, which has an average elevation of 30 inches or greater from finished grade.

Demolition by Neglect. The consistent failure to maintain a structure that causes, or is a substantial contributing factor of, the deterioration of building materials to such an extent that the structure is no longer safe or renovation/restoration is no longer feasible, that ultimately leads to the need for physical demolition.

Directional Character. Structural shape, placement of openings, and architectural details that give a predominantly vertical, horizontal, or a non-directional character to the building's front façade. For example, a skyscraper would have a vertical character and a one-story ranch house would have a horizontal character.

EIFS. Exterior Insulation Finishing System.

Economic Hardship. The denial of all reasonable use or return on a piece of property by the application of regulation.

Elevation. An exterior façade of a building.

Entrance. See Primary Entrances.

Exceptional Importance. Structures of extraordinary importance because of an event or an entire category of resources so fragile that survivors of any age are unusual. The property is not required to be of national significance; the measure of a property's importance is within the historic context, whether the scale of that context is local, state, or national (National Park Service, National Register Bulletin).

Executive Director. The Executive Director of the Chatham County-Savannah Metropolitan Planning Commission.

Exterior Expression. Exterior building design features that visually define the number of stories.

Façade. Any exterior face of a building.

Factors Walk Character Area. A unique historic area within the Savannah National Historic Landmark District distinguished by its access to the Savannah River, parks and green space, proximity to commercial and shipping industry structures, historical structures, cobblestone rights-of-way, and pedestrian bridges. The area is used for recreational purposes including, but not limited to, fishing, boating, picnicking, nature study, and viewing or enjoying historic, archaeological, and scenic sites.

Fronting. Facing.

Glazing. The clear or translucent material through which light passes into a building; most often

glass.

Green Roof. Also known as a roof garden. Vegetated roof surfaces that capture rainwater and return a portion of it back to the atmosphere via evaporation (U.S. Green Building Council).

Height of building. The vertical distance measured from the mean finished ground level adjoining the building to the highest point of the roof.

Historic building. Structures which possess identified historical or architectural merit of a degree warranting their preservation shall be classified as "historic" for purposes hereunder. A building which is classified as historic is identified on the City of Savannah's Historic Building Map, defined below, adopted and approved by the mayor and aldermen. A copy is housed with the city preservation officer.

Historic Building Map. A catalog of Historic Buildings in map form; a copy is attached to this ordinance and bearing the designation "Historic Building Map" with the signature and seal of the Clerk of Council, adopted and approved by the Mayor and Aldermen and made a part of the zoning map of the City of Savannah as an "overlay" thereon.

Historic District Height Map. A map of the Historic District showing the maximum number permissible stories up to which buildings may be constructed in defined areas; a copy is attached to this ordinance and bearing the designation "Historic District Height Map" with the signature and seal of the Clerk of Council, adopted and approved by the Mayor and Aldermen and made a part of the zoning map of the City of Savannah as an "overlay" thereon.

High Stoop. An elevated entrance landing, typically nine feet (9') tall, accessed by stairs.

Historic Fabric. Original building materials of a historic building.

Historic Setback. The average setback of a group of historic buildings along a block front.

Individual Buildings. A building that meets the requirements for a stand-alone building by the building code. May be denoted by a fire wall, setback, and/or property line.

In-kind Repairs. Minor repairs that do not involve a change in material, placement, or design.

Lane. The service corridor subdividing a tithing block in Oglethorpe's original ward plan. See Street Types.

Large scale development. Development whose combined ground floor footprint is equal to or greater than 9,000 square feet within a single parcel and/or is greater than four-stories in 'R' zoning districts or is five-stories or greater in all other zoning districts. In the case of an addition to an existing building, the combined footprint and height of both the existing building and the addition located on the same parcel apply.

Material Change. A change that will affect the exterior architectural or environmental features of a building and may include any one or more of the following:

- 1) A reconstruction or alteration of a size, shape or façade of a building including any of its architectural elements or details;
- 2) Demolition of a building or portion of a building;
- 3) Commencement of excavation for construction purposes;
- 4) The introduction or change of signage on any building;
- 5) The erection, alteration, restoration, or removal of any building or structure including walls, fences, steps, pavement or appurtenances.

Mechanical or Access Structure. An enclosed, non-habitable structure above the roof of a building, other than a tank, tower, spire, dome cupola or bulkhead, occupying not more than one-third of the roof area. Mechanical or access structures used solely to enclose stairways or elevator machinery, ventilation or air conditioning apparatus shall not count as a story.

Meeting rail. The horizontal portion of a double hung window where the upper and lower sash meet.

Mezzanine. An intermediate level between the floor and ceiling of a story. Its aggregate floor area is not more than one-third of the area of the room or space in which it is located.

Monumental structure Building. An institutional building such as a church, sanctuary, governmental building, school or institution of higher learning with the primary use as education, theater or museum, historically having special or unique form because of the nature of its use.

Mullion. The bar or divider that separates individual window frames within a series of paired (two) or grouped (three or more) window openings.

Muntin. The molding or bar that separates the individual panes of a multi-paned window sash.

Non-historic. A building or structure that does not add to the historic associations, historic architectural qualities, or archaeological values for which a property or area is significant because: it was not present during the period of significance, or does not relate to the documented significance of the property or area; due to alterations, disturbances, additions, or other changes, it no longer possesses historic integrity or is no longer capable of yielding important information about the period of significance; or it does not independently meet the National Register criteria for a contributing building.

Oglethorpe Plan Area. The original ward pattern of streets and lanes between Bay Street to the north, Gaston Street to the south, Martin Luther King, Jr., Boulevard to the west, and East Broad Street to the east.

Oglethorpe Plan Ward. A unit component of Oglethorpe's Plan for Savannah consisting of 40 four tithing lots-blocks (each containing ten tithing lots) and four trust blocks around a

central square, with blocks divided by a series of streets and lanes. See *Street Types* for illustration.

Oriel. A projection from the main wall of a building in the form of a bay window that starts above the ground level; may be supported by corbels, brackets, or an engaged column.

Penthouse. See *Mechanical or Access Structure* and/or *Story*.

Portico. A columned porch or stoop, especially at the main entrance to a building.

Primary Entrance. An entrance to a use that has or could have an individual street address. Service doors and emergency exits are not primary entrances.

Pergola. An arbor with a latticework roof.

Raised basement. The lowest story of a building raised an entire story above ground level and does not contain the primary entrance.

Retail structure. A building housing a use engaged in retail trade and/or services.

Roofline. The exterior form created where the building meets the sky, generally at the roof.

Roofline Variation. A significant change in the upper outline of buildings indicated by dormers, towers, bays, or roof shape. A change in the parapet height alone does not constitute a roofline variation.

Rooftop Garden. See *Green Roof*.

Savannah National Historic Landmark District (NHLHD). The Savannah NHLHD includes General Oglethorpe's plan of wards, squares and garden lots. The boundaries are the Savannah River to the north, Martin Luther King, Jr. Boulevard to the west, Gwinnett Street to the south, and East Broad Street on the east, including the area in the northeast quadrant known as Trustees Garden.

Scale. The relationship of the size of units of construction and architectural detail to the size of a human, and the relationship of building mass to adjacent buildings and open spaces. Scale refers both to the overall building form and individual components of the building.

Secondary Façades. Façades that do not front the primary street.

Service ~~s~~Street. The north-south street bounding the east and west edges of a ward, usually a one-way street. See *Street Types*.

Shutter. A hinged panel that covers a window or door opening in addition to the standard window or door; may be solid panels, louvers, or cutouts or slats for ventilation; located on the exterior or interior; and sized to fit the opening when closed.

Sill. The horizontal section that forms the base of a storefront. Also the projecting horizontal base of a window or door.

Square. Common public open space in the center of a ward, typically one acre in size.

Steeple. A tall structure usually having a small spire at the top and surmounting a church tower.

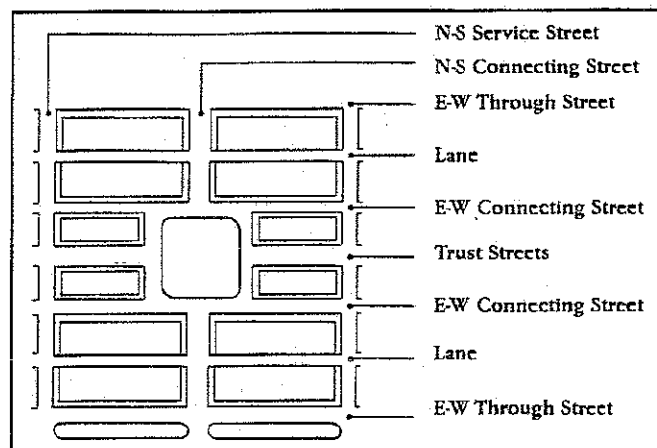
Storefront. The ground floor area of a retail building featuring large glass windows.

Story. That portion of a building, other than the basement, included between the surface of any floor and the surface of the next floor above it, or if there is no floor above it, then the space between the floor and the ceiling above the floor of such story.

~~Provided, however, a~~ A basement that is entirely underground; a crawl space or partial basement that is four feet or less above grade; and non-habitable rooftop structures such as church spires, cupolas, chimneys, tanks and supports, mechanical or access structures ~~penthouses used solely to enclose stairways or elevator machinery, ventilation or air conditioning apparatus shall not count as a story. An enclosed roofed structure above the roof of a building, containing habitable space for occupancy, shall be construed as a story.~~

Street elevation type. Refers to the number of stories of the principal facade of a residential building.

Street Types. See illustration below.



Stucco. A type of exterior plaster; see True Stucco.

Tall buildings. Buildings five or more stories tall.

Through Street. See Street Types.

Tithing block. A ~~unit~~ component of Oglethorpe's Plan for Savannah. Tithing blocks are located

on the north and south sides of a square and usually consist of two rows of five 60- by 90-foot lots, subdivided by a lane.

Trellis. Any screening device that has a foundation or is mounted to a wall, fence, building or structure.

True Stucco. Exterior plaster applied as a two- or three-part coating directly onto masonry. Historic stucco consisted primarily of hydrated or slaked lime, water and sand with straw or animal hair as a binder.

Trust block. A ~~unit~~ component of Oglethorpe's Plan for Savannah. Trust blocks are located on the east and west sides of a square. There are four trust blocks in each ward.

Trust street. A ~~unit~~ component of Oglethorpe's Plan for Savannah. Trust streets are the streets that separate the trust blocks. See *Street Types*.

Visually Compatible. See *Compatibility*.

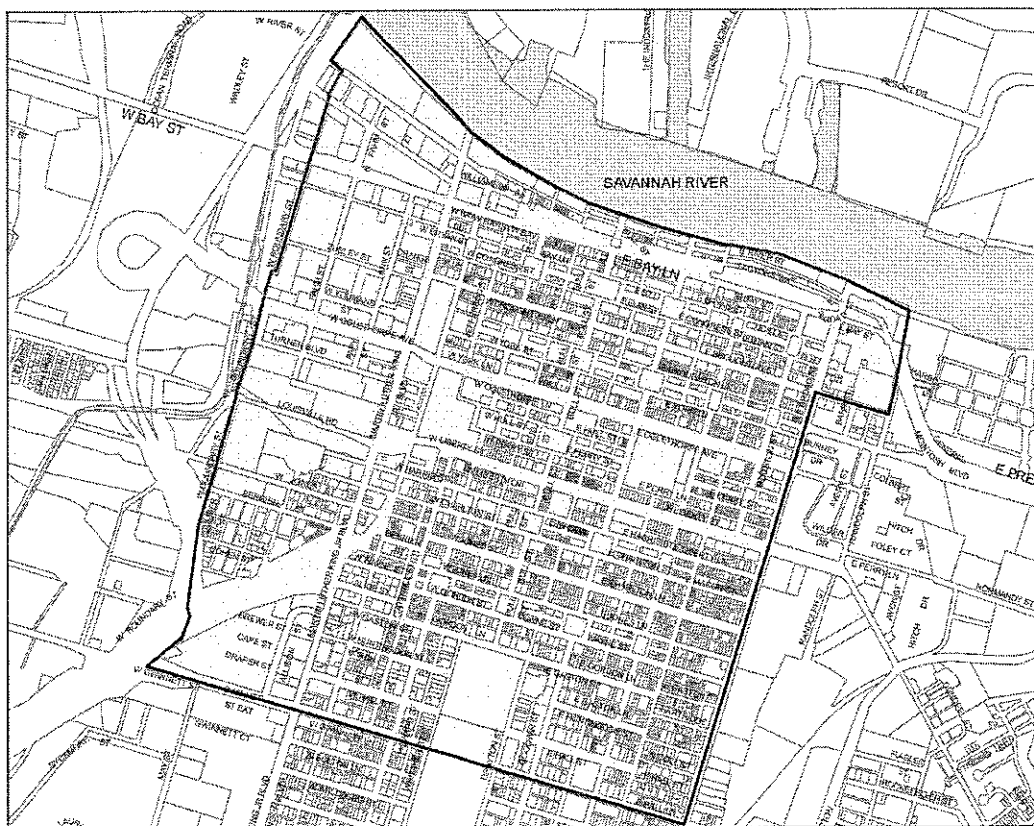
Visually Related. The relationship between buildings, structures, squares and places within view of the subject property. Greater weight is placed upon adjacent historic buildings and structures.

~~(a)~~ (b) *Purpose.* The purpose of the historic district is to promote the educational, cultural, economic and general welfare of the city pursuant to the provisions of the amendment to Ga. Georgia Const. Constitution art. article XI, ratified November 5, 1968 (1968 Ga. Laws, page 1591).

These provisions provide for the preservation and protection of historic buildings, structures, appurtenances and places that are of basic and vital importance for the development and maintenance of the community's vacation-travel industry, its tourism, its culture, and for the protection of property values because of their association with history; their unique architectural details; or their being a part of or related to a square, park, or area, the design or general arrangement of which should be preserved and/or developed according to a fixed plan based on economic, cultural, historical or architectural motives or purposes.

~~(b)~~ (c) *Boundaries.* The boundaries of the historic district are defined in Georgia Constitution article XI, ratified November 5, 1968 (1968 Ga. Laws, page 1591) and shall be the area bounded on the north by the Savannah River; on the east by Randolph Street between the Savannah River and Broughton Street and by East Broad Street between Broughton and Gwinnett Streets; on the south by Gwinnett Street; and on the west by West Boundary Street, as illustrated in Figure 1. The boundaries designated on the zoning map of the City of Savannah as the boundaries of the historic district shall coincide with the boundaries of designated herein.

Figure 1. Historic District Boundaries



d) *Historic District board of review.*

- (1) *Creation and composition.* There is hereby created an historic district board of review (hereinafter referred to as the "bBoard") which shall consist of 11 members appointed by the ~~m~~Mayor and ~~a~~Aldermen who shall be residents of the City of Savannah interested in the preservation and development of the historic district. Such bBoard shall include one or more representatives from a preservation-related profession such as architect, architectural historian, ~~attorney~~, or restoration contractor and an attorney.
- (2) *Jurisdiction.* The jurisdiction of the bBoard shall include those elements of development, rehabilitation, preservation or demolition that affect the exterior visual quality of the historic district, specifically including exterior appearance of structures within the historic district. The bBoard shall not consider the interior arrangement of structures.
- (3) *Terms of office.* Board members shall serve a term of three years and shall be eligible for reappointment for an additional term of three years. A member who has served for two successive terms of three years each shall not be eligible for reappointment for a period of two years after the termination of his or her second term. The term of a board member may be terminated and a new member appointed in the event the board member fails to attend any three consecutive board meetings or in the event of failure to attend any four meetings in any 12-month period.
- (4) *Serve without pay.* Members of the bBoard shall serve without pay.
- (5) *Organization.* The bBoard shall elect from its membership a chairman and vice-chairman. The term of office for each such position shall be one year. No member shall serve for more than two successive terms in the same office.
 - a. *Chairman.* The chairman shall preside over the bBoard and shall sign all certificates of appropriateness approved by the bBoard.
 - b. *Vice-chairman.* In the absence or disability of the chairman, the vice-chairman shall perform the duties of the chairman and in so serving shall have the same duties and authorities as the chairman.

The preservation officer shall serve as secretary to the bBoard and shall maintain the records and minutes of the bBoard.

- (6) *Quorum.* Seven members of the bBoard shall constitute a quorum.
- (7) *Rules of procedure.* The bBoard shall adopt rules, not inconsistent with

the provisions set forth in this section, for the transaction of its business and consideration of applications. Such rules shall provide for the time and place of regular meetings and for the calling of special meetings. All meetings of the ~~b~~Board shall be open to the public; and a public record shall be kept of the ~~b~~Board's resolutions, proceedings and actions.

- (8) *City preservation officer.* The executive director of the metropolitan planning commission, ~~or his designee~~, shall be the city preservation officer. The preservation officer shall receive and review all applications for certificates of appropriateness and shall make recommendations for approval or disapproval of the applications to the ~~b~~Board.
- (9) *Meetings.* The ~~b~~Board shall hold regular meetings, but no less than one meeting each month, to review applications for certificates of appropriateness.
- (10) *Calendar.* Applications shall be docketed and placed upon the calendar of the ~~b~~Board, in numeric order, according to the serial numbers of the applications.

~~(d)~~ (e) *Relationship to zoning districts.* The historic district regulations are intended to preserve and protect historic or architecturally worthy buildings, structures, sites, monuments, streetscapes, squares, and neighborhoods of the historic district. In all zoning districts within the boundaries of the historic district, the regulations for both the zoning district and the historic district shall apply. Whenever there is conflict between the regulations of the zoning district and the regulations of the historic district, the regulations of the historic district shall apply.

~~(e)~~ (f) *Classification of structures.* All structures within the historic district shall be classified and designated on the ~~h~~Historic ~~b~~Building ~~m~~Map ~~adopted and approved by the mayor and aldermen and made a part of the zoning map~~. As used in this subsection, the term "structure" shall include any "building," and ~~Such structures~~ shall be divided into two classes:

- (1) *Historic.* ~~Structures which possess identified historical or architectural merit of a degree warranting their preservation shall be classified as "historic" for purposes hereunder. All buildings listed in the architectural survey book "Historic Savannah," second edition, published by Historic Savannah Foundation, 1979, or in identified on the hHistoric bBuilding mMap as having historic significance adopted and approved by the mayor and aldermen shall be considered "rated" and worthy of preservation and shall be classified as "historic" for purposes hereunder. To be so rated, an historic structure must be fifty years old or older; however, a building less than fifty years old may be considered for listing on the hHistoric bBuilding mMap if it is found to have achieved eExceptional iImportance. In addition to the foregoing, in order to be rated A historic, a structure is one which meets must meet one or more of the following criteria:~~

- i-a. Is associated with events that have made a significant contribution to the broad patterns of local, state or national history; or
 - ii-b. Is associated with lives of persons significant in our past; or
 - iii-c. Embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work of a master, or that possesses high artistic values, or that represents a significant or distinguishable entity whose components may lack individual distinction.
- (2) ~~Nonrated-historic.~~ Structures which neither are listed in the survey book "Historic Savannah," 1979, more particularly described in subsection (m) of this section, nor in All buildings not identified as historic on the hHistoric bBuilding mMap adopted and approved by the mayor and aldermen shall be classified as "nonrated" non-historic for zoning purposes hereunder.

(f) (g) *Certificate of appropriateness required.*

- (1) Certificate of appropriateness approved and issued by the ~~b~~Board shall be required before a permit is issued for any of the following, except as hereinafter provided:
- a. Demolition of an historic structure located in the historic district.
 - b. Moving a structure into or within the historic district ~~and~~ or moving an historic structure out of the historic district.
 - c. Material change in the exterior appearance of existing structures located in the historic district by additions, reconstruction or major alterations.
 - d. Any new construction of a building or appurtenance or structure subject to view from a public street or lane.
 - e. Addition or change of awnings.
 - f. Material change in existing walls, fences ~~and~~ or sidewalks, or construction of new walls, fences ~~and~~ or sidewalks subject to view from a public street or lane.
 - g. Erection or placement of any illuminated sign, or of any other sign(s) exceeding three square feet in size, except as provided for in section 8-3116.

- (2) ~~In cases where a building permit is not required, a~~ A certificate of appropriateness shall be required before construction can begin, even in cases where a building permit is not required.
- (3) A certificate of appropriateness approved by the preservation officer, under procedures established in the rules of the ~~h~~Board, shall be required before a permit is issued for certain minor repairs. The list of minor repairs shall be set by a majority vote of the entire membership of the ~~h~~Board and may be added to or deleted from by a majority vote of the entire membership of the ~~h~~Board.

~~(4)~~ *Protective maintenance of historic structures.* ~~Lack of maintenance that leads to demolition by neglect shall be considered a negative visual alteration.~~ All buildings in the historic district rated historic under Section 8-3030 (eg), shall be preserved against decay and deterioration in order to maintain property values, prevent hazards to public safety and health, and rid neighborhoods of negative visual appearances and unsafe conditions. Exterior walls, roofs, foundations, doors and windows shall be maintained ~~or secured~~ in a weather tight condition to prevent structural decay. Lack of maintenance that leads to demolition by neglect shall be considered a exterior alteration requiring a Certificate of Appropriateness. Temporary boarding of openings, not to exceed 30 days, shall be permitted and does not require a Certificate of Appropriateness.

- i. ~~a.~~ Routine maintenance: Ordinary maintenance or repair of any historic property to correct deterioration, decay or damage does not require a certificate of appropriateness if the work does not involve a change in design, material, or exterior appearance.
- ii. ~~b.~~ Securing vacant property: All windows and doors, ~~except the front door through which access to the interior of the dwelling is made,~~ shall be maintained in a weather tight condition, secured, at a minimum, in accordance with the City Code. ~~At a minimum, the following must be done to secure vacant properties:~~ a dead bolt lock or other locking device shall be installed on the front exterior door above the existing lockset; all exterior sheathing shall be painted with one coat of primer on exterior surfaces; leaking roofs shall be repaired so that water cannot enter, and; exterior wall covering shall be sheathed such that weather cannot penetrate.

(h) Public Notice

- ~~(g)~~ (1) *Posting of property.* Except for minor repairs ~~as defined~~ referred to in subsection (~~f~~ g)(3), a sign giving at least ~~ten~~ fifteen-days' notice of a public hearing on a request for a certificate of appropriateness shall be erected on the premises of the building or structure for which a certificate is being

requested. Such sign(s) shall be furnished by the preservation officer; shall be weather resistant; shall have a minimum size of 22 by 28 inches; shall show the application number, a statement of the proposed action, the scheduled date, time and place of the hearing, and the telephone number to call for further information. Such signs shall be erected within ten feet of any traveled public right-of-way or lane (if the proposed action is visible from such lane) to which the structure abuts and/or faces. The lower edge of the sign shall be of sufficient height to be read from the roadway.

~~(h)~~ (2) *Removal of signs.* The applicant shall not remove the sign until a decision on the application has been rendered by the ~~h~~Board. If an application for demolition is denied by the ~~h~~Board, the applicant shall not remove the sign for the period of time set forth in subsection ~~(k)~~ (m)(2), "Demolition of historic buildings."

(i) *Application for certificate of appropriateness.* Application for a certificate of appropriateness shall be made to the office of the preservation officer on forms obtainable at said office. Drawings, photographs, plans and specifications shall show the proposed exterior alterations, additions, changes or new construction in sufficient detail to enable the ~~h~~Board to make a decision as to the merits of the proposal. Such application, and supplementary information, must be filed no later than 20 days prior to any meeting of the ~~h~~Board at which such application is to be heard.

(j) *Action on application for certificate of appropriateness.* The preservation officer shall present the application for a certificate of appropriateness, together with a recommendation for approval or disapproval, to the ~~h~~Board. The ~~h~~Board shall act upon all applications meeting the filing requirements at the next scheduled meeting, or if a quorum is not present, at a special meeting held within 14 calendar days from such scheduled meeting. Nothing herein shall prohibit a continuation of the hearing on an application where the applicant consents. The ~~h~~Board may advise the applicant and make recommendations with regard to the appropriateness. If the ~~h~~Board approves the application, a certificate of appropriateness shall be issued. A copy of the certificate of appropriateness, together with a copy of the approved plans certified by the preservation officer, shall be forwarded to the zoning administrator prior to the issuance of a building permit or authorization to proceed by the preservation officer. If the Board disapproves the application, a certificate of appropriateness shall not be issued. The Board shall state its reasons in writing to the applicant and advise the zoning administrator.

(k) *Time Limitation.* Construction for which a certificate of appropriateness is issued shall begin within 12 months from the date of issuance of the certificate of appropriateness. A one-time extension may be granted by the Board for a period up to twelve months from the date of expiration provided that:

(1) The original Certificate of Appropriateness has not expired at the time of application for an extension is filed; and

- (2) The site or building conditions have not changed on the subject property and adjacent properties.

Upon expiration of the extension, the applicant must reapply for a Certificate of Appropriateness.

~~(k) Development Standards~~ (l) *Criteria for a Certificate of Appropriateness.* The issuance of a Certificate of Appropriateness shall be determined by the following criteria:

- (1) *Preservation of historic structures within the historic district.* An historic structure, and any outbuildings, or any appurtenance related thereto, visible from a public street or lane, including but not limited to walls, fences, light fixtures, steps, paving, sidewalks, and signs, shall only be moved, reconstructed, altered, or maintained in a manner that will preserve the historical and exterior architectural features of the historic structure or appurtenance thereto and are consistent with the current edition of the Secretary of the Interior's Standards and Guidelines for Rehabilitation published by the U.S. Department of the Interior. The visual compatibility factors [Section (m)] and the design standards [Section (n)] shall apply.

For the purposes of this section, exterior architectural features shall include but not be limited to the architectural style, scale, general design, and general arrangement of the exterior of the structure, including the kind and texture of the building material, the type and style of all roofs, windows, doors and signs. In considering proposals for the exterior alterations of historic structures in the historic district ~~and in applying the development standards~~ the documented original design of the structure may be considered.

- (2) *Demolition in the historic district ~~of historic structures.~~* Demolition of ~~historic structures~~ is deemed detrimental to the public interest and shall only be permitted pursuant to prescriptions of this section.
- a. All requests for demolition of any building, wall, fence, porch, or stoop within the historic district shall come before the ~~b~~Board of review.
- b. Any structure not designated as historic must first be evaluated and considered for historic designation prior to issuance of a Certificate of Appropriateness for demolition.
- ~~c. No building rated as historic or appurtenance thereto including walls, fences, porches, and stoops shall be demolished without a certificate of appropriateness from the bBoard of review.~~
- ~~d.c.~~ A certificate of appropriateness for demolition of a structure rated

as historic shall be issued by the ~~b~~Board of review only when one of the following conditions has been established by clear and convincing evidence pursuant to criteria established herein.

- i. The demolition is required to alleviate a threat to public health or public safety; and/or
- ii. The demolition is required to avoid exceptional practical difficulty or undue hardship upon any owner of any specific property. If the difficulty or hardship claimed is economic, the applicant shall be required to submit sufficient evidence ~~determination of economic hardship shall require the applicant to provide evidence sufficient to~~ demonstrate that the application of the standards and regulations of this section deprives the applicant of a positive reasonable economic use or return on the subject property.

ed. In granting a certificate of appropriateness for demolition, the ~~b~~Board of review may impose such reasonable and additional stipulations as will best fulfill the purposes of this ordinance.

A certificate of appropriateness for demolition of a structure rated as historic shall not be issued by the ~~b~~Board of review until a certificate of appropriateness has been issued approving the replacement structure, except in the case of emergency demolition.

fe. Application requirements to demolish a building rated as historic.

Except for buildings and structures or parts of structures determined by the ~~director of inspections~~ City Manager to pose an immediate threat to public safety, all demolition applications shall include the following information.

- i. Name and address of the owner of the property.
- ii. The applicant's written statement regarding his knowledge of the historic designation at the time of acquisition.
- iii. A report from a licensed structural engineer in the State of Georgia with demonstrated experience in renovation, restoration or rehabilitation, as to the structural soundness of the building and its adaptability for continued use, renovation, restoration or rehabilitation. Any dangerous conditions should be identified.
- iv. Appraised fair market value of the property from a

qualified professional appraiser. The appraisal must include a full market sales report to include comparable sales.

- v. Amount paid for the property. Remaining balance on any mortgage or other financing secured by the property and annual debt service for the previous two years.
- vi. If the property is income producing, the annual gross income from the property for the previous two years; the itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service for the previous two years. The Board may require details of past rental history.
- vii. Price asked and offers received within the previous two years. Most recent assessed values of the property and real estate taxes. Include evidence of listing for sale.
- viii. Economic incentives and/or funding available to the applicant through federal, state, city or private programs.
- ix. Information documenting the construction date, history and development of the property.

g. Demolition due to imminent threat to public safety.

Any order for demolition ~~by the director of inspections~~ in whole or in part, of any historic building or structure in the historic district due to a dangerous, hazardous or unsafe condition shall not be issued until the order has been reviewed and signed by a licensed structural engineer in the state of Georgia and the city manager.

(3) *Relocation of historic structures.* An historic structure shall not be relocated on another site unless it is shown that

- a. the preservation of such a structure, ~~on its existing site, is not consistent with the purposes of such structure on such site.~~ at its current location is no longer necessary to preserve, or is no longer consistent with, the historic integrity of the area in which it is located; and
- b. such relocation would not negatively affect the historic integrity of the Historic District, generally, nor the area of relocation, specifically.

Relocation of historic structures should be considered a remedy of last resort.

- ~~(5)(4)~~ *Nonrated structures.* The construction of a new structure or the moving, reconstruction, alteration, major maintenance, repair, or color change materially affecting the external appearance of any existing nonhistoric building, structure or appurtenance thereof in the historic district visible from a public street or lane shall be generally of such form, proportion, mass, configuration, structure material texture, color and location on a lot as will be compatible with other structures in the historic district, particularly nearby structures designed as historic and nearby squares and other places to which the building, structure or appurtenance thereto is visually related.

~~(k)(6)(m)~~ *Visual compatibility factors.* New construction and existing buildings and structures and appurtenances thereof in the historic district which are moved, reconstructed, materially altered, repaired or changed in color shall be visually compatible with structures, squares and places to which they are visually related. The following factors shall be considered in determining the visual compatibility of such a building, structure or appurtenance provided they comply with the specific design standards as set forth in this subsection. These factors shall not be the basis for appeal of an adverse decision. Greater weight shall be given to adjacent historic structures.

- ~~a.~~(1) *Height.* New construction or additions to existing structures shall be within the height limits permitted to build to the number of stories as shown on the ~~h~~Historic ~~d~~District ~~h~~Height ~~m~~Map [see Height (n)(2)] and the Height of a building and the height of individual components of a building shall be visually compatible to the contributing structures to which it is Visually Related.
- ~~b.~~(2) *Proportion of structure's front facade.* The relationship of the width of a structure to the height of its front facade shall be visually compatible to the contributing structures to which it is ~~v~~Visually ~~r~~Related.
- ~~c.~~(3) *Proportion of openings.* The relationship of the width of the windows to height of windows within a structure shall be visually compatible to the contributing structures to which the structure is ~~v~~Visually ~~r~~Related.
- ~~d.~~(4) *Rhythm of solids to voids in front facades.* The relationship of solids to voids in the facades visible from the public right-of-way of a structure shall be visually compatible with the contributing structures to which the structure is ~~v~~Visually ~~r~~Related.
- ~~e.~~(5) *Rhythm of structures on streets.* The relationship of a structure to the open space between it and adjacent structures shall be visually compatible with the open spaces between contributing structures to which it is ~~v~~Visually

~~¶~~Related.

~~f.~~(6) *Rhythm of entrance and/or porch projection.* The relationship of entrances, porch projections, and walkways to structures shall be visually compatible with the contributing structures to which they are ~~¶~~Visually ~~¶~~Related.

~~g.~~(7) *Relationship of materials, texture and color.* The relationship of materials, texture and color of the facade of a structure shall be visually compatible with the predominate materials, textures, and colors used on contributing structures to which the structure is ~~¶~~Visually ~~¶~~Related.

~~h.~~(8) *Roof shapes.* The roof shape of a structure shall be visually compatible with the contributing structures to which it is ~~¶~~Visually ~~¶~~Related.

~~i.~~(9) *Walls of continuity.* Appurtenances of a structure such as walls, wrought iron, fences shall form consistent walls of enclosure along a street.

~~j.~~(10) *Scale of a building.* The mass of a structure and size of windows, door openings, porches column spacing, stairs, balconies and additions shall be visually compatible with the contributing structures to which the structure is ~~¶~~Visually ~~¶~~Related.

~~k.~~(11) *Directional expression of front elevation.* A structure shall be visually compatible with the structures to which it is visually related in its directional character, whether this be vertical character, horizontal character, or nondirectional character.

~~(l)~~ (n) *Design standards.* ~~The above visual compatibility factors are further expressed in the following implementing design standards:~~ The following design standards shall apply to new construction, additions, and alterations to historic and non-historic buildings and structures. Though certain building materials are prescribed herein, the Board may approve alternative materials that are not listed as prohibited upon a showing by the applicant that the material or product is visually compatible with historic building materials and has performed satisfactorily in the local climate.

(1) Streets and Lanes.

- a. Development shall preserve or reconstruct the historic ward pattern of streets and lanes within the Oglethorpe Plan Area bounded by the centerline of the following streets: Gaston Street on the South, Bay Street on the North, Martin Luther King, Jr., Boulevard on the West, and East Broad Street on the East as shown in Figure 2.

Figure 2. Map of closed or privately-owned streets and lanes in the Oglethorpe Plan Area.



- Savannah Historic Overlay District
- Oglethorpe Plan Area
- Closed or Privately-Owned Street or Lane

1. Bay Lane, between Houston and East Broad
2. St. Julian Street, between Lincoln and Habersham
3. St. Julian Street, between Jefferson and Barnard
4. St. Julian Street, between Montgomery and Jefferson
5. President Street, between Whitaker and Bull
6. President Street, between Barnard and Whitaker
7. York Lane, between Barnard and Whitaker
8. President Street, between Jefferson and Montgomery
9. Montgomery Street, east side of former full Liberty Square
10. Broughton Lane, between MLK and Montgomery
11. State Street, between MLK and Montgomery
12. President Street, between MLK and Montgomery
13. York Street, between MLK and Montgomery
14. York Lane, between MLK and Montgomery
15. Oglethorpe Avenue re-route between Montgomery & MLK
16. Oglethorpe Lane, between Houston and Price

17. Oglethorpe Lane, between Price and Habersham
18. Oglethorpe Lane, between Barnard and Jefferson
19. Oglethorpe Lane, between Jefferson and Montgomery
20. Oglethorpe Lane, between MLK and Montgomery
21. Hull Street, between Montgomery and Jefferson
22. Montgomery Street, east side of former full Elbert Square
23. McDonough Street, between Montgomery and Jefferson
24. McDonough Street, between Jefferson and Barnard
25. Perry Street, between Montgomery and Jefferson
26. Perry Street, between Jefferson and Barnard
27. Jefferson Street, between Liberty and Hull
28. Perry Lane, between Montgomery and Jefferson
29. Perry Lane, between Jefferson and Barnard
30. Liberty Street re-route between Jefferson and MLK
31. Stone Street, (aligned with Liberty Lane), between Jefferson and MLK
32. Liberty Lane, between Lincoln and Abercorn
33. Macon Street, between Bull and Whitaker
34. Macon Street, between Whitaker and Barnard
35. Charlton Street, between Montgomery and MLK
36. Jones Street, between Montgomery and MLK
37. Berrien Street, between Montgomery and MLK
38. Wayne Street, between Abercorn and Drayton

~~(14).g.b.~~ ~~Bridging streets and lanes in inappropriate.~~ Streets and lanes ~~cannot~~ shall not be bridged by development, except on Factor's Walk. Such bridges shall be for pedestrian use only. Factor's Walk bridges shall not be covered by a roof, awning, or any other type of extension from a building.

~~(1)(2)~~ *Height.* ~~The height map, attached to the ordinance from which this subsection is derived and specifically incorporated by reference in this section and bearing the designation "Historic District Height Map" with the signature and seal of the clerk of council, is hereby adopted and approved and made a part of the zoning map of the City of Savannah as an "overlay" thereon. All new construction or additions to existing structures shall be within the height limits as shown on the historic district height map. Maximum heights~~ The number of stories as shown on the Historic District Height Map (illustrated in Figure 3) shall be permitted. Provided, however:

- a. Large-Scale Development [see Definitions (a)] shall also be subject to the provisions of section (n)(16). Large-scale Development.
- b. Stories are further clarified as follows:
 - a.i. Buildings throughout the Historic District, which front a street, shall be at least two stories, except in the Beach Institute neighborhood Character Area or for secondary structures accessory buildings which front a lane.
 - b.ii. Secondary structures Accessory buildings which front a lane shall be no taller than two stories.
 - e.iii. A mezzanine is defined as an intermediate level between the floor and ceiling of a story. It shall not count as a story provided its aggregate floor area is not more than one third of the area of the room or space in which it is located. Mezzanines are limited in area; see Section (a) Definitions.
 - d.iv. A basement that is entirely underground shall not count as a story.
 - e.v. A crawl space or partial basement that is four feet or less above grade shall not count as a story.

Figure 3. Historic District Height Map



f.vi. ~~Non-habitable Rooftop~~ structures such as church spires; cupolas; chimneys; tanks and supports; parapet walls not over 4 feet high; ~~penthouses and Mechanical or Access Structures [see Definitions (a)] used solely to enclose stairways or elevator machinery, and ventilation or air conditioning apparatus~~ shall not be considered a story.

g.vii. ~~Penthouses~~ Habitable space within a roof or structures above a roof used other than to enclose stairways or elevator machinery shall be considered a story.

h.viii. In calculating the dimensions of a story, the following

provisions shall apply, (except in the cases where the floor-to-floor heights can be shown to be historically predominately lower, such as in the Beach Institute neighborhood Character Area)-:

(1) Residential buildings:

- ~~(a)~~(i) The exterior expression of the height of raised basements shall be not less than 6'-6" and not higher than 9'-6".
- ~~(b)~~(ii) The exterior expression of the height of the first story, or the second story in the case of a raised basement shall be not less than 11 feet.
- ~~(c)~~(iii) The exterior expression of the height of each story above the second shall not be less than 10 feet.

(2) Commercial buildings:

- ~~(a)~~(i) The exterior expression of the height of the ground floor shall not be less than 14'-6".
- ~~(b)~~(ii) The exterior expression of the height of the second story shall be not less than 12 feet.
- ~~(c)~~(iii) The exterior expression of the height of each story above the second shall be not less than 10 feet.

ix. For commercial buildings, stories shall be configured as provided below:

~~(5)~~a(1) The first story of a retail building shall be designed as a storefront [see Commercial Storefronts (n)(7)].

~~(5)~~b(2) Subdivide the façade horizontally into base, middle, and top. The first story shall be separated from the upper stories by an architectural feature such as a string course (ie. projecting horizontal band) or change in material. Such ~~architectural~~ feature may be placed at the top of the second story when the first and second stories have the visual appearance of a ~~separate~~ unified exterior expression.

~~(5)e~~(3) The height of the first story shall not be less than the exterior visual expression of the height of any single story above the first story.

~~(5)d~~(4) The exterior visual expression of the top story of buildings over three stories shall be distinctive from the stories below the top story.

~~(2)~~(3) Street elevation type Building Form. The proposed ~~street elevation type building form~~ for new construction shall comply with the following:

- a. A proposed building on an east-west connecting street shall utilize an existing historic building ~~street elevation type form~~ located within the existing block front or on an immediately adjacent tithing or trust block.
- b. A proposed building located on an east-west through street shall utilize an historic building ~~street elevation type form~~ fronting the same street within the same ward or in an adjacent ward.
- c. A proposed building located on a trust block which fronts into a tithing block shall utilize an historic building ~~street elevation type form~~ within such trust block. If, however, no historic buildings exist on such trust block, an historic building ~~street elevation type form~~ from the tithing block across the street shall be utilized.
- d. A proposed building located on a trust block which fronts another trust block shall utilize an historic building ~~street elevation type form~~ from the same trust block. If, however, no historic building exists on the trust block, an historic building ~~street elevation form~~ from the trust block across the street shall be utilized. If, however, no historic building exists on such trust block, a historic building ~~street elevation type form~~ from the tithing block across the street shall be utilized.
- e. ~~Where the aforementioned conditions cannot be met, the proposed building shall meet the visual compatibility factors.~~

~~(3)~~(4) Setbacks. Setbacks shall comply with the following:

- a. Front yards. There shall be no front yard setbacks except as follows:
 - i. On tithing lots where there is a historic setback along a particular block front, such setback shall be provided.

- ii. On a trust lot fronting a square, proposed buildings may establish a front yard setback not to exceed 20 feet.

b. *Side yards.* A side yard setback is ~~shall not be~~ required. ~~for buildings facing a square. Where a side yard setback is established, such side yard shall not exceed 20 feet nor be less than five feet.~~

~~(4)(5)~~ *Entrances.* Building entrance locations shall comply with the following:

a. Location.

~~a.i.~~ A building on a trust lot facing a square shall locate its primary entrance to front the square.

~~b.ii.~~ A building on a trust lot not facing a square shall locate its primary entrance so that it fronts the same street as the other historic buildings on the same block. ~~If no other historic buildings exist on the block, the primary entrance shall front the trust street.~~

~~e.ii~~ A building on a titling block shall locate its primary entrance to front the east-west street.

~~d. iv.~~ A building on Broughton Street shall locate its entrances at no greater intervals than 50 feet; provided, however, that for a corner entrance the interval to the next entrance may be increased to 60 feet.

~~e. v.~~ North of Broughton Street a corner building located adjacent to a north-south service street shall have an entrance on the service street.

~~f.vi.~~ A building along an east-west connecting street fronting a square shall have entrances at intervals not to exceed 50 feet.

c. Placement. Door frames shall be inset not less than three (3) inches from the exterior surface of the façade of a building, excluding façades with wood siding.

d. Materials

i. Permitted: Doors shall be made of wood, clad wood, glass, or steel. For commercial storefronts see Section (n)(7).

ii. Prohibited: Vinyl doors; steel-pressed doors simulating

wood grain; half-moon, semi-circular, diamond or similar glass insets in doors; boarded-up doors or entrance ways.

~~(8)~~(6) *Exterior walls.* Exterior walls of new construction shall comply with the following:

- a. On lots less than 60 feet in width the front facade shall be constructed so as to form a continuous plane parallel to the street. Bays and porches attached to such elevation may project streetward of the plane.
- b. Wood siding is permitted on row houses only in wards where wood-sided row houses already exist or where more than 75 percent of the lot frontage in the ward contains wood-sided buildings.
- c. Residential exterior walls shall be finished in brick, wood, or true stucco. Commercial exterior walls shall be finished in brick, concrete formed or assembled as stone, precast concrete panels with finish to simulate stucco texture, polished stone and glazed brick or tile where similar historic examples exist along the same block front. ~~The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.~~
- d. Where wood siding has been determined to be appropriate (see "b" above), smooth finish fiber cement siding may be used on new residential construction, which includes additions. The use of fiber cement siding is prohibited on historic buildings as a replacement for existing wood siding. Fiber cement panels shall not be used in any case in the district.
- e. Ceramic based coatings and sealers used on siding are inappropriate on buildings in the historic district and shall be prohibited.

~~(9)~~(7) *Windows.* ~~Windows shall comply with the following:~~ *Windows, Shutters, and Commercial Storefronts.* The following standards shall apply to all development.

a. Windows

- ~~a.i.~~ a.i. ~~Residential w~~ Windows facing a street shall be double or triple hung, awning, casement or Palladian.
- ~~b.ii.~~ b.ii. Historic windows, frames, sashes and glazing shall not be

replaced unless it is documented and verified by the Preservation Officer that they have deteriorated beyond repair. Replacement windows on historic buildings shall replicate the original historic windows in composition, design, and material.

- iii. The boarding of windows and/or window openings shall not be permitted [exceptions may be made for emergency situations as provided in Section on Protective Maintenance (g)(4)]. Windows and frames shall be weather-tight and free from cracks. Openings shall contain windows, doors, or storefronts.
- ~~e.~~iv. Double glazed (simulated divided light) windows are permitted on nonhistoric facades and on new construction, provided, however, that the windows meet the following standards: the muntin shall be no wider than 7/8 inch; the muntin profile shall simulate traditional putty glazing; the lower sash shall be wider than the meeting and top rails; extrusions shall be covered with appropriate molding.
- ~~d.~~ v. "Snap-in" or between-the-glass muntins shall not be used.
- e.vi. The centerline of window and door openings shall align vertically on the primary façade.
- ~~f.~~ vii. All windows facing a street, exclusive of storefronts, basement and top story windows, shall be rectangular and shall have a vertical to horizontal ratio of not less than 5:3; provided, however, nothing in this section precludes an arched window being used. Accent windows may be round or other shapes. Original openings in historic buildings are exempt.
- ~~g.~~ viii. Window sashes shall be inset not less than three inches from the exterior facade of a ~~masonry~~ building, excluding exterior surfaces with wood siding.
- ~~h.~~ ix. The distance between windows shall be not less than for adjacent historic buildings, nor more than two times the width of the windows. Paired or grouped windows are permitted, provided the individual sashes have a vertical to horizontal ratio of not less than 5:3.
- ~~i.~~ x. Bay windows shall extend to the ground unless they are oriel, beveled or are supported by brackets.

~~j.~~ Bay windows are not permitted on structures over three stories in height.

~~k-xi.~~ In new residential construction windows shall be constructed of wood or wood clad or metal. Solid vinyl windows shall be prohibited.

b. Shutters

~~l. i.~~ Shutters shall be hinged and operable and sized to fit the window opening. The placement of the horizontal rail shall correspond to the location of the meeting rail of the window.

~~m. ii.~~ Shutters shall be constructed of durable wood. ~~The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.~~

c. Commercial Storefronts

i. Storefront windows and doors

~~(5)e.1.~~ Retail storefront area glazing shall be not less than 55 percent. Such glazing shall be transparent; provided, however, black glass may be used in the sign area above the storefront window transoms. Storefront glazing shall extend from the sill or from an 18--to 24-inch tall base of contrasting material, to the lintel.

~~(5)f.2.~~ Storefront glazing in subdivided sashes shall be inset a minimum of four inches from the face of the building; provided, however, that continuously glazed storefronts may be flush with the face of the building.

~~(5)g.3.~~ Entrances fronting Broughton Street shall be recessed and centered within the storefront.

~~(5)i.~~ ~~In BC-1 and B-G zoning districts, office buildings less than four stories abutting a commercial storefront shall provide storefront windows with not less than 35 percent glazing.~~

ii. Materials

~~(5)~~1. Storefronts shall be constructed of wood, cast iron, Carrera glass, aluminum, steel or copper as part of a glazed storefront system; bronze, wood, masonry, glazed brick or tile as a base for the storefront. ~~The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.~~

~~(5)~~2. Exterior burglar bars, fixed "~~riot shutters~~", or roll-down security shutters, or similar security devices shall not be installed in any commercial storefront.

(8) Awnings. Awnings within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

- a. Awnings extending above the public right-of-way shall have a minimum vertical clearance of eight feet (8') above the sidewalk.
- b. Residential awnings shall be constructed of canvas, cloth or equivalent. Non-residential awnings shall be constructed of canvas, other equivalent cloth, metal, or glass.
- c. Awnings shall be integrated structurally and architecturally into the design of the façade and not obscure the character-defining features of historic façades.
- d. The following shall be prohibited:
 - i. A single continuous awning that connects two buildings.
 - ii. Back-lit or internally lit awnings.

~~(10)~~(9) Roofs. Roofs shall comply with the following:

- a. Gable roof pitches shall be between 4:12 and 8:12. Gable and hip roofs in excess of 8:12 pitch are permitted only where a similar historic building roof pitch exists within the same block front.
- b. Pitched roofs parallel to the street with less than 4:12 pitch shall have an overhang ~~and be bracketed~~ or otherwise projecting eave detail and be bracketed, or be screened from the street by a parapet wall.
- c. Parapets shall have a string course ~~of not less than six inches in~~

~~depth and extending at least four inches from the face of the building, running the full width of the building between one and 1 1/2 feet from the top of the parapet. Parapets shall have and a coping, with a minimum two-inch overhang.~~

- d. Skylights on historic buildings shall only be visible from a lane and shall not occupy more than three percent of the roof area.
- e. On historic buildings, roof decks and pergolas shall only not be visible from the ~~rear~~ front elevation.
- f. Mansard roofs shall slope from all ~~four~~ detached sides to a flat or low hipped plane, shall have a molded cornice both above and below the lower roof slope, and shall be used only in conjunction with a habitable story..
- e. ~~Roofs visible from a street shall be covered with standing seam metal, slate, tile or asphalt shingles. The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.~~

~~(11)(10)~~ Balconies, Stairs, Porticos, and Porches *Balconies, stairs, stoops, porticos, and porches.* Balconies, stairs, stoops, porticos, and porches within the public right-of-way may be permitted with the approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:

- a. Wrought iron brackets shall not be used with wood balcony railings.
- b. Residential balconies shall not extend more than three feet in depth from the face of a building and shall be supported by brackets or other types of architectural support.
- c. Stoop piers and base walls shall be the same material as the foundation wall facing the street. Infill between foundation piers shall be recessed so that the piers are expressed distinguishable. ~~Brick lattice shall not be used on high stoops.~~
- d. Front stair treads and risers shall be constructed of brick, wood, precast stone, marble, sandstone or slate. ~~The historic review board may approve other materials upon a showing by the applicant that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.~~

- e. Wood portico posts shall have cap and base molding. The column capital shall extend outward of the porch architrave.
- f. Balusters shall be placed between upper and lower rails, and the distances between balusters shall not exceed four inches. For one and two family dwellings the height of the railing shall not exceed 36".
- g. Supported front porticos shall be constructed of wood unless the proposed material matches other facade details on the same building, such as terra cotta, marble, or ~~wrought iron~~ metal.
- h. Stoop heights shall be visually comparable to other historic stoops to which they are visually related and shall not exceed 9'-6".
- i. Front porches shall not be enclosed in any manner. Side and rear porches may be screened with fine wire mesh, lattice or shutters.
- ~~i-j.~~ ~~Uncovered d~~Decks shall be screened from areas visible from the street.
- j-k. Decks shall be stained or painted to blend with the colors of the main ~~structure~~ building.
- ~~(5)m.~~ 1. Openings for Nnew exterior basement stairs within the public right-of-way may be established in the BC-1 district with approval of the encroachment by the Mayor and Aldermen and provided that the following criteria are met:
 - ~~1- i.~~ A minimum of three feet (3') of unobstructed sidewalk shall be maintained between the edge of the exterior basement stairs and the tree lawn. A minimum of six feet (6') shall be maintained if no tree lawn is present. No portion of any tree lawn may be used for exterior basement stair space.
 - ~~2- ii.~~ New exterior basement stairs shall be placed only on a secondary façade.
 - ~~3- iii.~~ An exterior basement stair shall not dominate the exterior secondary façade of a building or interfere with the visual expression or architectural features of a building.

~~(12)~~(11) *Additions.* Additions shall comply with the following:

- a. ~~Front additions to historic structures are not appropriate.~~ Additions on the front of historic buildings shall not be permitted.
- b. ~~Additions that are equal to or exceed the size of the existing structure shall be treated as new construction. In such cases, the new construction shall be connected in such a way that visually separates the new construction from the existing structure.~~
- e. ~~b.~~ Additions to historic buildings shall be located to the rear of the structure or the most inconspicuous side of the building. Additions to roofs shall not be visible from the front elevation. Where possible, the addition shall be sited such that it is clearly an appendage and distinguishable from the existing main structure building.
- d. ~~c.~~ Additions shall be constructed with the least possible loss of historic building material and without damaging or obscuring character-defining features of the building, including, but not limited to, rooflines, cornices, eaves, brackets. Additions shall be designed to be reversible with the least amount of damage to the historic building.
- e. ~~d.~~ Additions, including multiple additions to structures, shall be subordinate in mass and height to the main structure.
- f. Designs for additions may be either contemporary or reference design motifs of the historic building. However, the addition shall be clearly differentiated from the historic building and be compatible as set forth in the visual compatibility factors.

~~(13)~~(12) ~~Fences and garden walls.~~ Fences, Trellises and Walls. Fences, trellises and garden walls shall comply with the following:

- a. Fences, trellises and walls and fences shall not extend beyond the facade of the front elevation except in the following cases:
 - i. A building set back on a trust lot with a front garden;
 - ii. A building set back on an east-west street with a front garden.
- b. The height of any fence, trellis, or wall shall not exceed 11 feet or the maximum permitted in Section 8-3051.
- b. ~~c.~~ Walls and fences facing a public street shall be constructed of the material and color of the primary building; provided, however, iron

fencing may be used with a masonry structure.

- ~~e.~~ d. A masonry coping base shall be used with iron fencing.
- e. Wood fences shall be painted or stained.
- f. Trellises shall be wood, metal or wire.
- g. Barbed wire, razor wire, chain link, vinyl, and PVC fencing are prohibited.

~~(14)~~(13) Lanes and carriage houses. Lanes and carriage houses shall comply with the following:

- a. In historic existing carriage houses or accessory structures, original entry dimensions shall not be enlarged modified.
- b. Where carriage houses are to be expanded in depth to accommodate automobiles, such expansion shall not occur on the lane side of the building.
- c. New carriage houses and garages may provide have up to a four-five-foot setback to allow a turning radius into the garage on a narrow lane.
- d. Garage openings shall not exceed 12 feet in width.
- e. Where garage doors front streets or are adjacent to sidewalks, they shall resemble carriage house doors.
- ~~e.f.~~ f. Roofs shall be side gable, hip with parapet, flat or shed hidden by a parapet.
- ~~f.g.~~ g. Carriage houses, garages, and auxiliary structures accessory buildings must shall be located to the rear of the property, even in the case that there is no access from a lane. Upon approval by the city traffic engineer, a gate shall be placed on the street side of the property. Overhead garage doors shall not be used on street fronts, adjacent to sidewalk, unless they are detailed to resemble gates.
- h. Sloped aprons to garages and carriage houses shall not be erected on the public right-of-way.

(14) Parking Areas. Parking areas shall comply with the standards set forth in

Section 8-3081 through Section 8-3083 and the following:

- a. Access to parking shall be from lanes or north-south service streets. When a property does not front a lane or north-south service street, parking may be accessed from east-west connecting streets or trust streets.
 - b. Structured parking within the first story of a building shall be setback a minimum of 30 feet from property lines along all public rights-of-way (not including lanes).
 - c. Curb cuts shall be permitted only where access to a lane does not exist.
 - d. Curb cuts shall not exceed 20 feet in width.
 - e. Where intersected by a new driveway, the sidewalk shall serve as a continuous uninterrupted pathway across the driveway in materials, configuration, and height.
 - f. Asphalt strips or tabs shall not be permitted as paving. Loose paving materials, such as crushed shell or gravel, shall not be permitted within 18 inches of the public-right-of-way.
- (15) Utilities and Refuse: Service Areas, Utilities and Mechanical Systems.
~~Utilities and refuse~~ Service Areas, Utilities and Mechanical Systems shall comply with the following:
- a. Electrical vaults, meter boxes, and communications devices shall be located on secondary and rear facades and shall be minimally visible from view.
 - b. HVAC units shall be screened from the public right-of-way.
 - c. Through-the-wall air conditioners may be installed in new construction when they are incorporated into the design of the window system and screened by a decorative grate.
 - d. Refuse storage areas shall be located within a building or shall be screened from ~~the public streets and lanes~~ right-of-way.
 - e. Alternative energy source devices, such as photo voltaic panels, may be permitted on new construction and non-historic buildings. Such devices may be permitted on historic buildings provided they are not visible from a street fronting elevation, excluding lanes.
- (16) Large Scale Development. Large-Scale Development [see Definitions (a)]

shall comply with the following standards. New construction on Factors Walk and monumental buildings shall be exempt from Large-Scale Development standards.

- a. Visual Compatibility Factors [Section (m)].
- b. Design Standards [Section (n)]. Should there be a conflict, the large-scale development standards shall take precedence.
- c. Footprint. Building footprints shall not exceed 13,500 square feet within the Oglethorpe Plan Area (See Figure 2). Multiple buildings with building footprints equal to or less than 13,500 square feet may be constructed for shared use(s).
- d. Mass. A minimum of two (2) of the following devices shall be incorporated into the design:
 - i. Subdivide Horizontally. Subdivide the façade horizontally into base, middle, and top (Figure 4). The first story shall be separated from the upper stories by an architectural feature such as a string course (i.e., a projecting horizontal band) or change in material. Such architectural feature may be placed at the top of the second story when the first and second stories have the visual appearance of a unified exterior expression.
 - ii. Multiple Volumes. Use multiple detached volumes made up of two or more separate forms to break up the building into two or more structures (Figure 5).
 - iii. Roofline Variation. Frontage may be continuous, provided that the roofline shall be varied through the use of volumetric forms and roof shapes of varying heights. The roofline shall provide a minimum one-half story height variation within the street fronting façade (Figure 6).
 - iv. Setback Standard. Incorporate setbacks within the façade. Setbacks between street fronting walls shall be at least 24 feet wide and eight (8') feet deep and contain windows in the walls perpendicular to the street (Figure 7). Setbacks shall extend to the ground or begin immediately above the ground floor.
 - v. Recess Standard. Incorporate recesses within the wall plane. Building frontage shall be limited to 30 feet with recesses of at least 12 feet in width and four feet (4') in

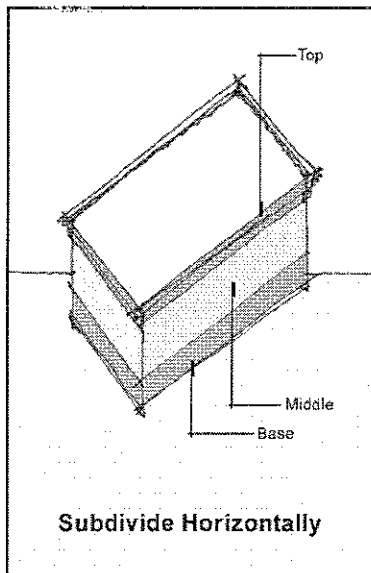


Figure 4

depth (Figure 8). Recesses shall extend to the ground or begin immediately above the ground floor.

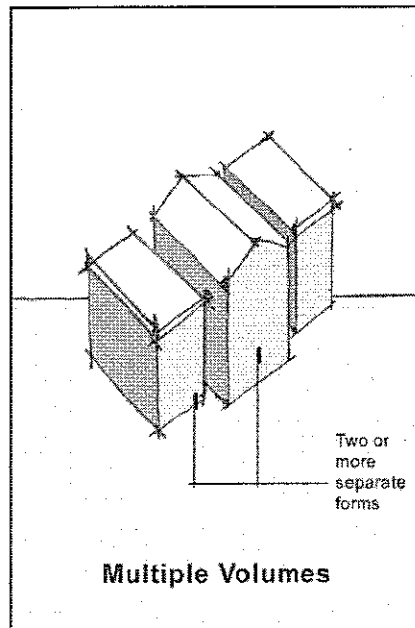


Figure 5

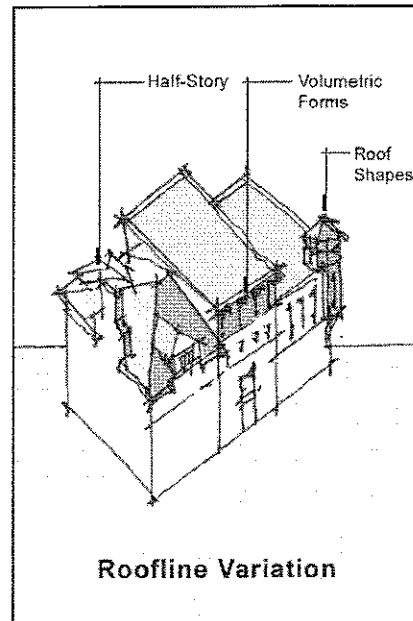


Figure 6

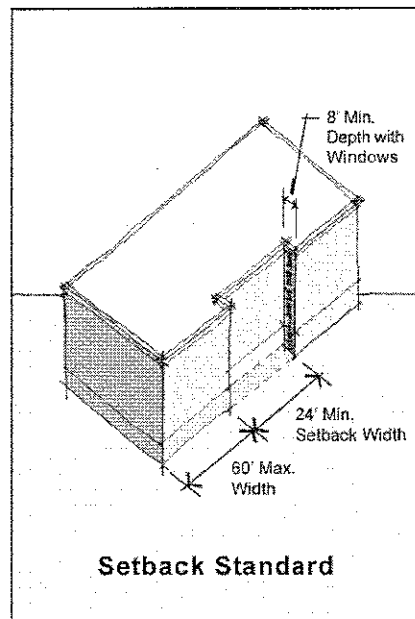


Figure 7

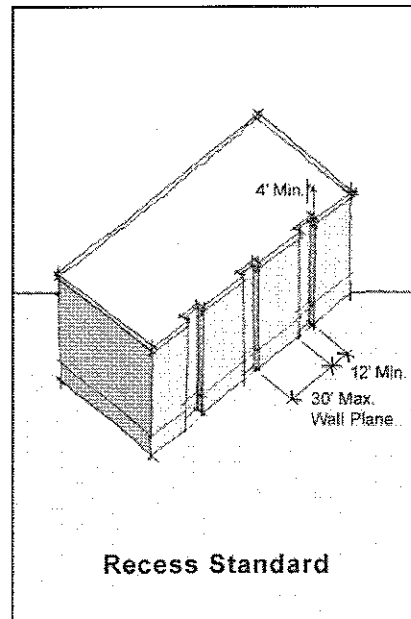
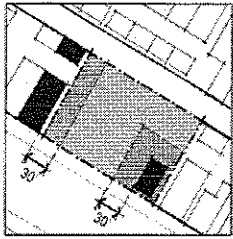
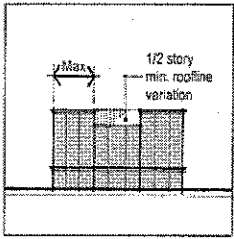
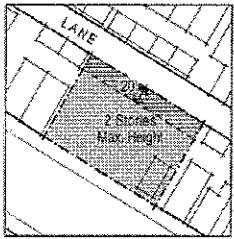
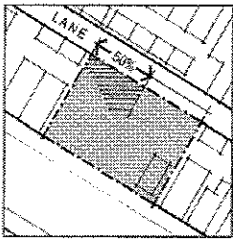


Figure 8

e. Height.

- i. Large-Scale Development shall be subject to the Height standards in Section (n)(2) and the provisions of Table 1. The base zoning district determines if the property is in an “R” zoning district (“R” zoning districts have the word “residential” in the zoning district nomenclature) (See Section 8-3025, Development Standards). For the purposes of this subsection, R-B-C and RIP-C follow the standards for “R” zoning districts.

Table 1.

	<u>Historic Building</u>	<u>Roofline Variation</u>	<u>Lane Adjacency</u>	<u>Lane Massing</u>
<u>All “R” Zoning Districts</u>				
	<u>Maximum height shall not exceed one-story greater than a principal historic building (excluding non-historic additions and appendages; see Historic Building Map) on same or abutting lot, for a minimum distance of 30 feet, provided that the height does not exceed limit on the Historic District Height Map (Figure 3).</u>	<u>Maximum frontage of 60 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline [see Definitions (a)].</u>	<u>Maximum height shall not exceed two stories within 20 feet of a lane.</u>	<u>Building footprint shall occupy a minimum of 50 percent of the lot width along the lane.</u>
<u>All Other Zoning Districts</u>	==	<u>Maximum frontage of 120 linear feet of continuous height shall be permitted before a minimum one-half story variation is required. This variation shall be expressed in the roofline [see Definitions (a)].</u>	<u>Maximum height shall not exceed two stories within 20 feet of a lane when across the lane from an “R” zoning district.</u>	==

ii. Additional stories above the Historic District Height Map [Section (n)(2)] for non-historic Large-Scale Development.

1. The following properties are eligible for an additional story on the area of the building that is unaffected by Table 1. All Mechanical or Access structures shall be contained within the additional story.
 - (i) 'R' Zoning Districts: A maximum of one-story above the Historic District Height Map may be permitted for properties located on Oglethorpe Avenue, Liberty Street, and Trust Lots.
 - (ii) All other Zoning Districts: A maximum of one-story above the Historic District Height Map may be permitted.
2. One or more of the criteria below must be met to qualify for an additional story:
 - (i) An historic street or lane, as identified on Figure 2, is restored and dedicated back to the City of Savannah as a public right-of-way;
 - (ii) Affordable Housing, as defined and quantified by the City of Savannah, is provided within the development and so certified by the City Manager;
 - (iii) Multiple ground floor active uses permitted in the base zoning district (including but not limited to retail, office, lobby, restaurant) span the length of the façade on all street fronting elevations (not including lanes) and maintain individual primary exterior entrances.
 - (iv) Exterior building walls incorporate 100 percent modular masonry materials [see (n) f. 2. Exterior Walls] on all sides with the use of granite, marble, or other natural quarried stone over a minimum of 30 percent of all street fronting facades and roofs incorporate sustainable technologies such as green roofs, rooftop gardens, and solar roofs (including solar shingles, roof tiles, or membranes) over a minimum of 50 percent of roof area and so certified by the City Manager.

f. Exterior Walls

i. Configuration

~~(6)a.1.~~ The frontage of buildings shall be divided into architecturally distinct sections no more than 60 feet in width with each section taller than it is wide.

~~(7)a.~~ Large scale development shall be designed in varying heights and widths such that no wall plane exceeds 60 feet in width.

~~(6)b.2.~~ Exterior building walls Buildings greater than four stories in height shall use window groupings (including curtain walls), columns, and/or pilasters to create multiple bays not less than 15 feet nor more than 20 feet in width.

ii. Materials

1. Required. Building walls on street fronting façades shall incorporate modular masonry materials in the form of brick, cast stone, stone, concrete formed or assembled as stone to achieve a human scale over a minimum of 75 percent of surface area (excluding windows, doors, and curtain walls). The remainder of wall surface may incorporate other materials [Section (n)(6) Exterior walls].

2. EIFS (Exterior Insulation Finishing System) shall be prohibited on wall surfaces and exterior details including, but not limited to, cornices, sills, lintels, window hoods, string courses and brackets.

~~(6)c.~~ Roofs shall be flat with parapets or be less than 4:12 with an overhang. If pitched the roofs shall be bracketed, corbelled, or have an entablature.

b. Entrances. Entrances for large-scale development shall comply with Section (n)(5) (Entrances). When those conditions do not apply, the following standards shall be met.

~~(7)b. i.~~ Primary entrances shall not exceed intervals of 60 feet along the street. A minimum of one (1) primary entrance shall be provided for every 60 feet of street frontage, excluding lanes. Intervals between entrances shall not be

less than 15 feet nor exceed 90 feet. On Trust Blocks, a minimum of one primary entrance shall be provided for every 100 feet of street frontage. For development on Broughton Street or on east-west connecting streets, the Entrance standards [see Section (n)(5)] shall take precedence.

- ~~(6)~~d.ii. Buildings greater than four (4) stories and less than 60 feet wide located on a corner tithing lot abutting a north-south connecting street shall locate primary entrances on both the east-west and north-south streets unless a corner entrance is utilized. Buildings greater than 60 feet in width shall have an entrance located on the east-west street regardless of the location of any other entrances. See Section (n)(5) Entrances, for location of building entrances on Trust Lots and Tithing Lots.

c. Windows and Doors.

- i. Façades fronting streets shall incorporate windows and doors over the following minimum percentage of surface area:
1. Ground level retail uses – 55 percent;
 2. Ground level residential uses – 25 percent;
 3. Ground level all other uses – 35 percent; and
 4. Upper levels all uses – 20 percent.
- ii. Window sashes and door frames shall be inset not less than four inches (4”) from all façade surfaces.
- iii. Materials. Wood, clad wood, and metal windows shall be permitted. Solid vinyl windows shall be prohibited.

~~(16)~~(17) Monumental ~~structures~~ Buildings. ~~Monumental structures~~ Buildings shall comply with:

- a. The height requirements as set forth in subsection (n)(2). ~~The height limits as shown on the height map; provided, however, nothing in this subsection shall be construed so as to prohibit the historic board of review from approving church steeples and spires in excess of the maximum height.~~

- b. Setbacks as identified in subsection (n)(4) ~~(l)(3)~~.
- e. ~~Large scale development requirements as set forth in subsection (l)(7)(a).~~
- d.c. The visual compatibility factors as set forth in subsection (m) ~~(k)(6)~~.

~~(17)(18)~~ Overlay districts. Character Areas. ~~Those districts within the historic district where special conditions pertain.~~

- a. Factors Walk. The boundaries of the Factors Walk ~~overlay district~~ Character Area are the Savannah River on the north; the centerline of Bay Street on the South; Warner (Water) Street the centerline of Martin Luther King, Jr. Boulevard on the West and the centerline of Randolph Street extended on the East. Development within the Factors Walk ~~overlay district~~ Character Area shall comply with the following:
 - (a)i. ~~Buildings~~ New construction along Factors Walk shall front both Bay Street and River Street at their respective levels. Entrances to uses above River Street shall be from upper and lower Factors Walk or from private property; provided, however, entrances to end units may front onto the public ramps.
 - (b)ii. A 10 foot pedestrian setback shall be provided along the river's edge and on the north side of River Street.
 - (c&d)iii. ~~Buildings~~ Proposed construction New construction north of River Street shall be placed perpendicular to the river and shall not exceed two stories in height.
 - (d) ~~Buildings on the north side of River Street shall not exceed two stories in height.~~
 - (e)iv. ~~Structures~~ Buildings shall be made of brick, ballast stone or wood; provided, however, the historic review board may approve other materials upon a showing by the developer ~~that the product is visually compatible with historic building materials and has performed satisfactorily in the local climate.~~
 - (f)v. New construction on the south side of River Street shall not exceed three stories or 45 feet above Bay Street. However, a building or buildings that meet the definition for Large-

Scale Development are eligible for a maximum of one additional story above the Historic District Height Map provided that one or more of the following criteria in section [(n)(16)e.(ii)2.] are met.

~~(5)k.~~ vi. New construction on Factors Walk is exempt from commercial and large-scale development standards provisions.

- b. Beach Institute. The boundaries of the Beach Institute Character Area shall be the centerline of the following streets: Liberty Street on the North; Gwinnett Street on the South; East Broad Street on the East and; Price Street on the West. One (1) story buildings shall be permitted as principal use buildings. All other parts of this ordinance shall apply.
- c. City Market. The boundaries of the City Market Character Area shall be parcels fronting St. Julian Street from Montgomery Street on the west to Barnard Street on the east. Signage within the boundaries of the City Market Character Area shall comply with the City Market Sign Criteria as adopted by the Board. All other parts of this ordinance shall apply.

~~(n)(o)~~ Appeals. Appeals from decisions made pursuant to the requirements of ~~Section 8-3030-~~ this ordinance and from the design standards contained therein shall be made as follows:

- 1. ~~The preservation officer shall make findings of fact on each application to the historic review board, regarding compliance with the design standards. Such findings shall be submitted to the board for consideration during its hearing on each application.~~
- 2. ~~Decisions of the preservation officer which do not require review board action may be appealed to the historic district board of review.~~
- 3. ~~Decisions of the board of review may be appealed to the zoning board of appeals as provided in section 8-3165 as decisions of the zoning administrator, subject to the provisions of subsection (k)(6).~~

~~Appeals of decisions of the board of review regarding demolition shall be taken to the Mayor and Aldermen within 30 days of the date of notification of the decision. Such appeal shall be filed with the zoning administrator. The zoning administrator shall transmit to the mayor and aldermen all the papers constituting the record upon which the action appealed from was taken.~~

- 4. ~~Variances from the design standards granted by the board of appeals~~

pursuant to the provisions of section 8-3163(c) request for a variance shall become effective only upon a finding by the historic review board that such variance will result in a development which is consistent with the visual compatibility factors as set forth in subsection (k)(6).

- (1) Applicability. Any person adversely affected by any determination made by the Board may appeal such determination. Visual Compatibility Factors shall not be the basis for appeal. An appeal shall follow the procedure established in Sections 8-3165 through 8-3168 except where procedures are provided otherwise in this Subsection. If there are conflicting standards in this Subsection and Sections 8-3165 through 8-3168, the more restrictive standards apply.
- (2) Review Authority and Timing for Hearing an Appeal. An appeal of a decision of the Board shall be made to the Zoning Board of Appeals; however, an appeal relating to demolition of a historic building or structure shall be made to the Mayor and Aldermen. The appeal shall be filed within 30 calendar days of the date of the Board's decision.
- (3) Application Requirements

 - a. Application. An appeal shall be made by filing a written notice detailing the specific error allegedly made by the Board and the different result which would have occurred if the appropriate procedures had been followed.
 - b. Filing. A notice of appeal shall be considered filed when a complete application is received by the City of Savannah, Development Services Department. For appeals of decisions regarding demolition, the application shall also include a copy of the entire record. The record shall consist of all submittals and filings upon which the action appealed from was taken.
- (4) Effect of an Appeal. The effect of an appeal shall be the same as identified in Section 8-3165(b) (Appeals, Legal Proceeding Stayed).
- (5) Process for Review of an Appeal

 - a. Appeals to the Zoning Board of Appeals. The Zoning Board of Appeals shall review the appeal at a public hearing, as required by Section 8-3167 (Public Hearings), and determine if the Board abused its discretion in reaching a decision and/or a procedural error has occurred. If it is determined that an abuse of discretion or procedural error occurred, the Zoning Board of Appeals may approve, modify and approve, reject or remand the application to

the Board for reconsideration of any elements of the application that were affected by the error. If the applicant presents new information to the Board, the Board may, at its sole discretion, reconsider the application in its entirety. The applicant may appeal the reconsidered decision of the Board to Superior Court.

- b. Appeals to the Mayor and Aldermen. The Mayor and Aldermen shall review the appeal at a public hearing, as required by Section 8-3167 (Public Hearing).
- c. Appeals of the Zoning Board of Appeals or of the Mayor and Aldermen may be made to Superior Court and pursuant to Section 8-3167(g) (Public Hearing, Appeals).

(p) Variances.

(1) Applicability.

- a. Projects seeking a variance(s) from the Historic District Height Map, the Design Standards and/or the base zoning district lot coverage standard (Section 8-3025) shall be reviewed by the Board, concurrent with the submittal of an application for a Certificate of Appropriateness.
- b. Other Variances: Requests for all other variances shall be submitted directly to the Zoning Board of Appeals.

(2) Pre-Application Conference. Prior to the submittal of an application for a variance, the applicant shall request and participate in a pre-application conference with the City Preservation Officer.

(3) Application Requirements. An application for a variance shall be submitted in accordance with Section 8-3168 (Forms).

(4) Public Hearing Process.

- a. Once an application has been determined to be complete, a public hearing shall be scheduled and notice provided in accordance with Section 8-3167 (Public Hearings).
- b. A variance request within the historic district is a two-part process that requires a finding-of-fact and recommendation from the Board prior to review by the Zoning Board of Appeals. A public hearing and public notice for review by the Board shall follow the same process as provided in Section 8-3167 (Public Hearings).

- (5) Review Process. When considering an application for a variance, the Board and Zoning Board of Appeals shall make a finding for each criterion provided in section (6) below as they relate to the variance request. The findings made by the Board shall be placed in a report and attached to the staff recommendation provided to the Zoning Board of Appeals. The findings made by the Board are intended to assist the Zoning Board of Appeals in its decision-making and shall not be binding on the Zoning Board of Appeals.

A request for a variance shall follow the procedure established in Section 8-3163(c) (Powers and Duties Generally, Request for a Variance). If there are conflicting standards in this Subsection and Section 8-3163(c), the more restrictive standards shall apply.

- (6) Variance Criteria. The Board shall make a finding for each criterion below and submit a recommendation to the Zoning Board of Appeals:

- a. Special Conditions.
 - i. Special conditions and/or circumstances exist which are peculiar to the land, buildings, or structures involved and which are not applicable to other lands, buildings or structures in the same zoning district; and
 - ii. The special conditions and/or circumstances do not result from the actions of the applicant; and
 - iii. The special conditions and/or circumstances are not purely financial in nature so as to allow the applicant to use the land, buildings or structures involved more profitably or to save money.
- b. Literal Interpretation. Literal interpretation of the provisions of the regulations would deprive the applicant of rights commonly enjoyed by other properties in the same zoning district within the same or immediately adjacent ward under the terms of the Ordinance and would result in unreasonable hardship on the applicant.
- c. Minimum Variance. The variance, if granted, is shall be the minimum variance necessary to make possible the reasonable use of land, buildings, or structures.
- d. Special Privilege Not Granted. The variance shall not confer on the applicant's property any special privilege that is denied by this Ordinance to other lands, buildings or structures in the same zoning district.

- e. General Consistency. The variance shall be consistent with the intent of this Ordinance and the Comprehensive Plan, and shall not be detrimental to the public health, safety, or welfare.
- (7) Time Limitation. If a variance is granted by the Board to the Zoning Board of Appeals, such variance shall be valid one year from the date of the decision granting the variance. A one-time extension may be granted by the Board for a period up to twelve months from the date of expiration provided that:
 - a. The original determination has not expired at the time of application for an extension is filed; and
 - b. The site or building conditions on the subject property and adjacent properties, and criteria supporting the decision to grant the variance, have not changed.

Upon expiration of the extension, the applicant must reapply for a Certificate of Appropriateness.

~~(o) — *Historic building map.* The city's historic building map, attached to the ordinance from which this subsection is derived and specifically incorporated by reference in this section and bearing the designation "Historic Building Map" with the signature and seal of the Clerk of Council, is hereby adopted and approved and made a part of the zoning map of the City of Savannah as an "overlay" thereon.~~